

## **HOLDOVER**

*Revised*

### **RICHMOND SUBDIVISION, FOURTH ADDITION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 1 lot, 0.4  $\pm$  acre subdivision which is located on the North side of Richmond Drive, 100'  $\pm$  East of the North terminus of Norfolk Place. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a one-lot subdivision from a parcel shown as a common area on the recorded plat.

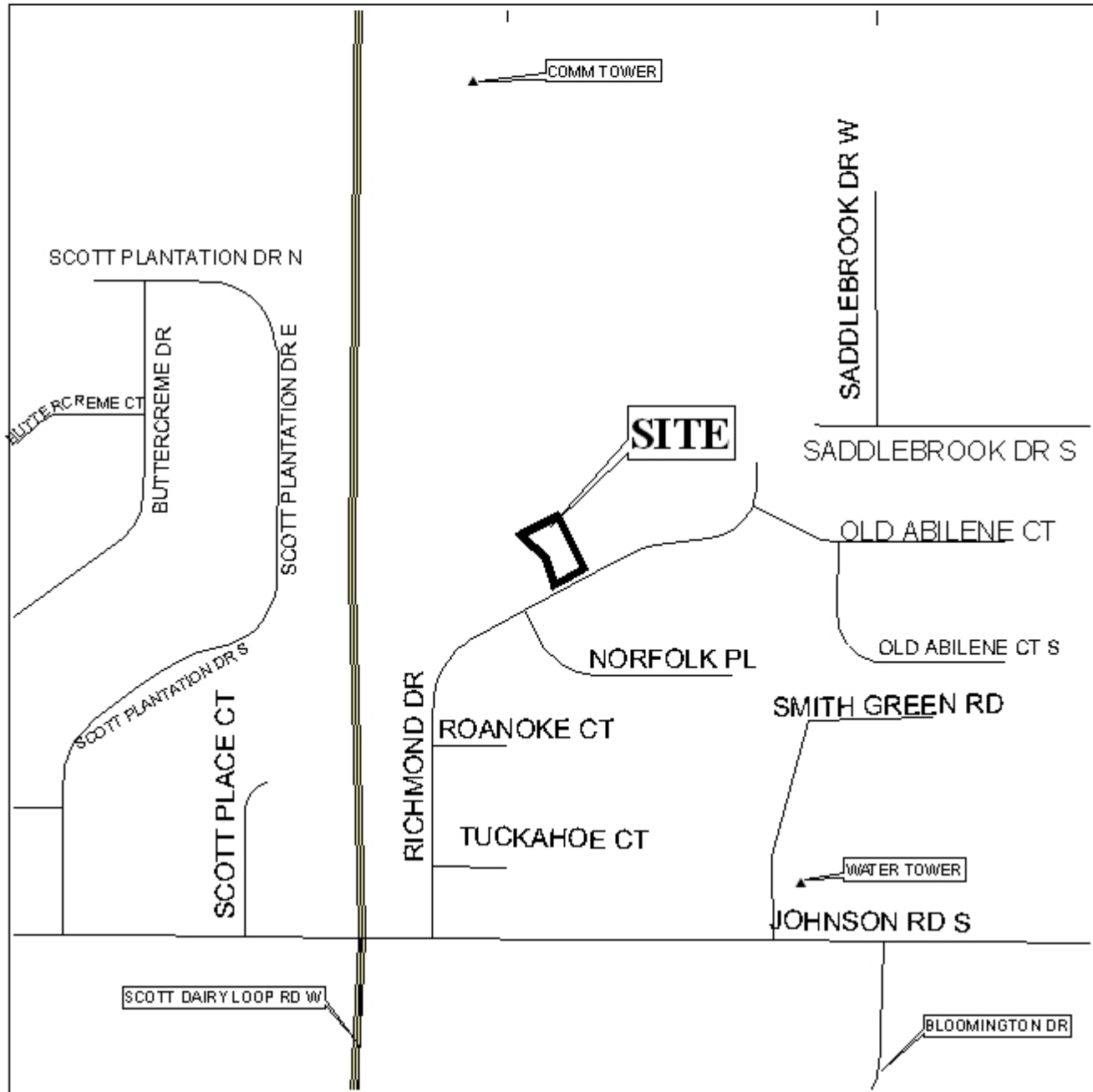
This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The required 25-foot minimum building setback lines are not shown, but would be required on the final plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and 2) the placement of the 25-foot minimum building setback lines on the final plat.

*This application was heldover from the Commission's June 16<sup>th</sup> meeting until the July 7<sup>th</sup> meeting to allow further investigation of possible legal issues involved with the subdividing of this property. At the time of mailout, no additional information had been received, thus the application is recommended for approval as outlined above.*

# LOCATOR MAP



APPLICATION NUMBER Holdover DATE July 7, 2005

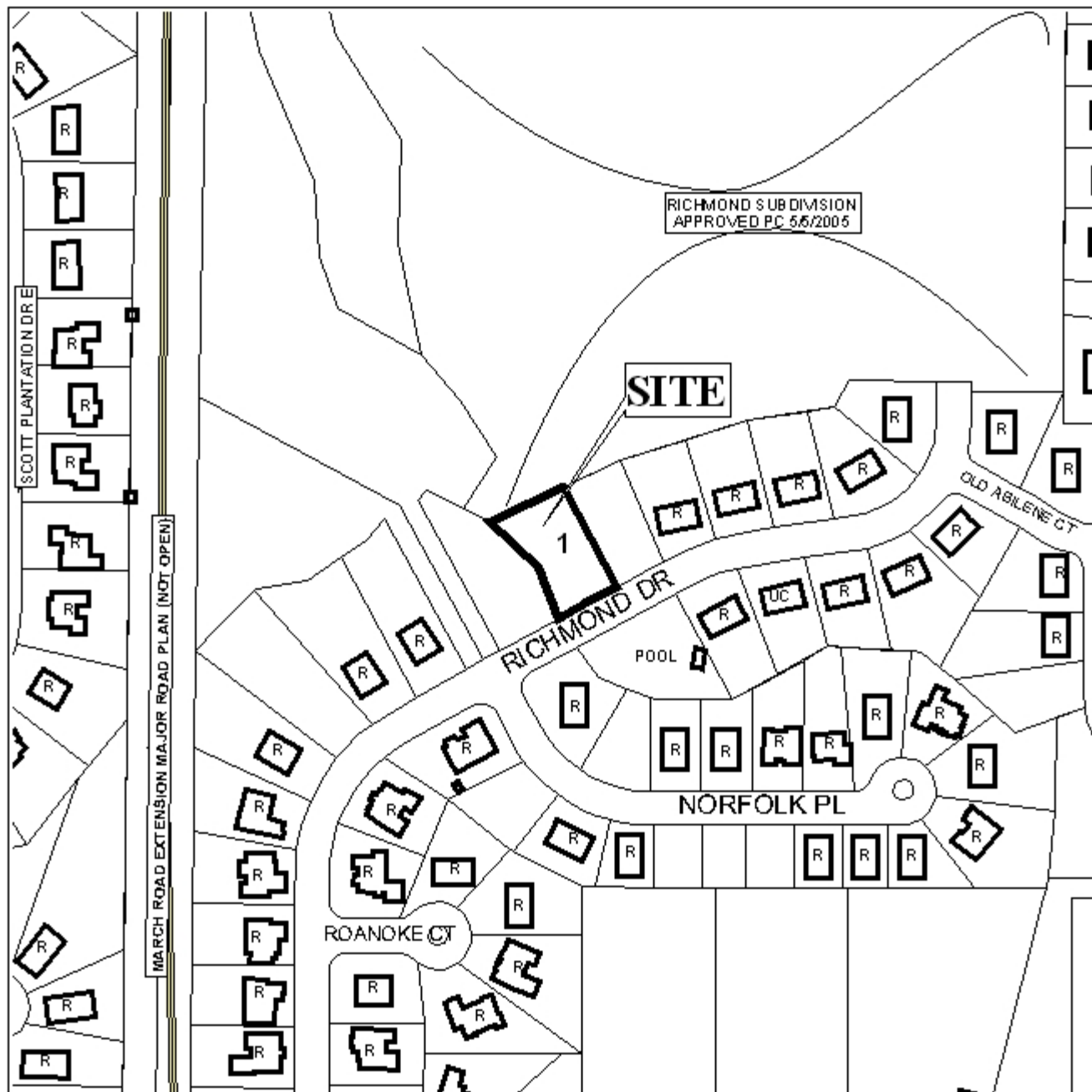
APPLICANT Richmond Subdivision, Fourth Addition

REQUEST Subdivision



NTS

# RICHMOND SUBDIVISION, FOURTH ADDITION



APPLICATION NUMBER Holdover DATE July 7, 2005

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	



NTS